

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
JANUARY 10, 2023  
6:00 PM**

**1. CALL TO ORDER/ROLL CALL**

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on January 10, 2023 at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. PRESENT: Len Murray, Ross Grooters, Mike Richardson, Amanda Lundstedt and Mark Konrad. ABSENT: None.

**2. APPROVAL OF AGENDA**

Richardson/Murray moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

**3. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)**

There were none.

**4. CONSENT ITEMS**

Grooters/Lundstedt moved to approve the CONSENT ITEMS: Council Minutes - dated 12/28/22, Council Work Session Minutes – dated 01/03/23, Claims Listing - dated 01/10/2023, Approve the 2023 City Calendar, Fire Department Annual Report – dated December 2022, Public Works Department Monthly Report – dated December 2022, Parks Department Monthly Report – dated December 2022, Parks Department Annual Report – dated December 2022, **Resolution #011023-01** – Approve Official Depositories, **Resolution #011023-02** – Approve Official Publications, **Resolution #011023-03** – Approval of Payment Application No. 2 for Hickory Glen Park Pavilion. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

**5. BUSINESS ITEMS**

- a. Second Reading of **Ordinance #919** – An Ordinance Amending Chapter 65 Stop or Yield Required  
Murray/Grooters moved to approve the second Reading and waived the third reading, of **Ordinance #919** – An Ordinance Amending Chapter 65 Stop or Yield Required. Community Development Director/Assistant City Manager Madeline Sturms explained that as part of the platting process of Arbor Lake Plat 2, a set of regulatory signs will be installed in the City's newly adopted right of way. Staff has brought forward modifications to Chapter 65 Stop or Yield required to reflect the addition of a stop sign at the intersection of Arbor Hills Court and Arbor Woods Drive. There have been no comments or questions since the previous reading. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.
- b. Second Reading of **Ordinance #920** – An Ordinance Amending Chapter 69 Parking Regulations  
Konrad/Grooters moved to approve the second Reading and waived the third reading, of **Ordinance #920** – An Ordinance Amending Chapter 69 Parking Regulations. Community Development Director/Assistant City Manager Madeline Sturms explained that as part of the platting process of Arbor Lake Plat 2, a set of regulatory signs will be installed in the City's newly adopted right of way. Staff has brought forward modifications to Chapter 69 Parking Regulations to reflect the planned prohibited parking area along the south side of Arbor Hills Court and north side of Arbor Springs Drive. There have been no comments or questions since the previous reading. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.
- c. **Resolution #011023-04** – Approval of Application to the DMAMPO for STBG Funding Request for the Sherrylynn Blvd and University Ave Improvement Project  
Murray/Grooters moved to approve **Resolution #011023-04** – Approval of Application to the DMAMPO for STBG Funding Request for the Sherrylynn Blvd and University Ave Improvement Project. Assistant City Manager/Community Development Director Madeline Sturms explained the City of Pleasant Hill completed a Traffic Impact Study in 2022 which identified improvements for the University Avenue corridor between the area of Sherrylynn and Shadyview Boulevard to address increased traffic and turning movements in the area resulting from increased development. The Des Moines Area Metropolitan Planning Organization (DMAMPO) administers the Federal Surface Transportation Block Grant (STBG) Program which provides funding for projects to preserve and improve conditions on public roads. The City has prepared an application to apply for the recommended intersection improvements at University Avenue and Sherrylynn Boulevard requesting funding in the amount of \$930,400 for a 2027 award. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.
- d. **Resolution #011023-05** – Approval of Accepting MWA Refillable Water Bottle Station Grant  
Grooters/Richardson moved to approve **Resolution #011023-05** – Approval of Accepting MWA Refillable Water Bottle Station Grant. Parks and Recreation Manager Ryan Merritt explained the City of Pleasant Hill has applied and has been awarded funding from the Metro Waste Authority in the amount of \$1,000 to be used towards the purchase

of an exterior drinking fountain to be included in the Hickory Glen Park Pavilion project. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

- e: **Resolution #011023-06 – Approval of Change Order No. 1 – Hickory Glen Park Pavilion Project**  
Konrad/Lundstedt moved to approve **Resolution #011023-06 – Approval of Change Order No. 1 – Hickory Glen Park Pavilion Project**. Parks and Recreation Manager Ryan Merritt explained the City Council has prioritized park improvements at Hickory Glen Park and Accurate Commercial was awarded the project to construct a park pavilion within the park. The project is being overseen by FEH Design and they have prepared the Change Order No. 1 for necessary work which includes cost deductions for revised door hardware, as well as a cost add to include powder-coating within the monument signs manufacturing process (Hickory Glen Park and Rick’s Reservoir) to ensure signs follow the existing style throughout the City. FEH Design Architect/Principal Cory Sharp gave an update on the project, saying he was very excited about it, and that it was moving along on schedule. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.
- f: **Approve Special Event Application - Saint Patrick Days Event at Mugsy’s Pizza House**  
Murray/Richardson moved to approve, subject to map changes being approved by public safety, dram insurance completed, and minor ordinance violation resolved, the **Special Event Application - Saint Patrick Days Event at Mugsy’s Pizza House**. City Manager Ben Champ explained Pleasant Hill business Mugsy’s Pizza, has submitted an outdoor special event and sound permit application to be held on March 17-18, 2023 at 1225 Copper Creek Drive, Suite A. The event manager Ashlyn Devine was able to introduce the item to the City Council in the absence of Owner Ron Burkle. The event application has been reviewed by all necessary departments and tentatively recommended for approval, pending certain requirements are met. The Police Department recommends approval of the application, if one Officer, compensated through Event pay, be assigned due to the number of participants and Alcohol expected. The Outdoor Liquor License is pending Dram Insurance. There is a minor zoning violation that is anticipated to be resolved. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.
- g: **Resolution #011023-07 – Approval of Final Plat for Lexington Park Plat 3**  
Lundstedt/Konrad moved to approve **Resolution #011023-07 – Approval of Final Plat for Lexington Park Plat 3**. Assistant City Manager/Community Development Director Madeline Sturms explained The City has received the final plat for approximately 5.87-acres of vacant land of Lexington Park Plat 3, the second phase of the overall Lexington Park development project generally located south of Fairview Drive, east of Constitution Boulevard, and north of E Oakwood Drive. The property is owned by Paramount-Destination Homes Inc. who is proposing to subdivide and construct 21-single family attached townhouse dwelling units along a newly constructed private road called Lexington Court that extends east from the intersection of Lexington Park Drive and Christie Lane. The property is zoned as a PUD in accordance with an approved Master Plan which was considered by Planning and Zoning Commission and City Council in 2019. Staff has reviewed the documents and finds them to be in conformance with the requirements of a final plat. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

## 6. CLOSING COMMENT

Councilmember Murray talked about an upcoming special meeting of the Metropolitan Planning Organization (MPO).

City Manager Ben Champ announced City Hall offices would be closed on Monday, January 16, for MLK Day. Mr. Champ also announced there would be a budget work session on Tuesday, January 17<sup>th</sup> at 5:30pm.

Mayor Kurovski thanked the City Council and staff for attending the Strategic Planning Session on Saturday, saying she appreciated everything they accomplished.

## 7. ADJOURNMENT

Grooters/Konrad moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:25 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director